

# Town Manager's Report Monday, July 8, 2013

**To: Board of Selectmen**  
**From Christopher Whelan, Town Manager**

**Following are some of the matters reported on this week by various Town Departments:**

## **FINANCE**

**FY14 First Quarter property Tax Bills Issued; Due on or Before August 1:** Almost 7,000 property tax bills for the first quarter of fiscal year 2014 (covering July 1 to September 30) have been issued and are due and payable on or before Thursday, August 1. Payment must be received at the Town House prior to 5 PM or can be paid online via the Town's website, [concordma.gov](http://concordma.gov), by midnight on August 1. Payment received after that date will incur interest charges.

Payments received through the US Post Office after August 1 must be considered late according to state law, as the Tax Collector is not permitted to use the postmark date as verification of timely payment.

Payments processed through the taxpayer's personal online banking do not come electronically to the Town but rather are directed by the taxpayer's bank to third-party companies that print and mail physical checks to the Town. There is often a lag of up to a week between the time a taxpayer processes the payment request and the time the Town actually receives payment.

By comparison, use of the Town's online payment option through its website, [concordma.gov](http://concordma.gov), does result in an electronic transaction received and posted the same day.

Taxpayers using the mail or a personal online banking system are urged to allow ample time for the transaction to arrive at the Town House by the due date.

New owners who may not have received their quarterly tax bill should contact the Treasurer-Collector at 978-318-3050, or by e-mail at [collector@concordma.gov](mailto:collector@concordma.gov).

For most taxpayers, the quarterly bills due August 1 and November 1 are based on one-fourth of the net tax billed for all of the prior fiscal year (July 1, 2012 through June 30, 2013), plus a 3% adjustment. State law allows for a 2.5% increase plus an increase corresponding to any voter-approved override or debt exclusion ballot votes. The Town's FY14 budget, approved at the 2013 Annual Town Meeting, includes funding for Concord's share of the FY14 debt service on the first part of the debt financing for the new high school. A \$32.5 million bond sold May 22nd at a 3.00% interest rate over its 25-year term. The net budget

increase due to this single item, about \$1.3 million, or 1.5%, is the major part of the expected overall 3% increase in property taxes for FY14.

About 100 taxpayers also had adjustments in their FY14 preliminary tax bill due to new construction and renovations undertaken during the past year and completed by June 30, 2013.

## **PLANNING & LAND MANAGEMENT**

**FEMA Updates Flood Hazard Mapping for Concord:** Concord officials received updated Preliminary Flood Insurance Rate Map panels and a Flood Insurance Study report for Middlesex County specific to the Concord River Watershed (including the Assabet and Sudbury Rivers) earlier this year. That information, along with links to other Federal Emergency Management Agency information about the Risk Management and the National Flood Insurance Program, has been posted for the public to review on the Town's website at [www.concordma.gov](http://www.concordma.gov) (you can find the link for this page under "Links for Businesses" labeled "Flood Map Updates 2013")

Town staff invites Concord property owners whose property is located close to a river or stream or whose property is in the 100-year flood plain to drop-in for an open house on Tuesday, July 16 to review the map changes. The open house will be from 4:00 to 7:00 p.m. and will be held in the first floor meeting room at the Department of Planning & Land Management building located at 141 Keyes Road. Town staff from the Department of Planning & Land Management and Concord Public Works Department will be available to discuss resident's questions relating to how their property is impacted by the proposed map changes. Letters are being sent to Concord residents whose property may be impacted by the proposed map changes.

The Town has also requested a multi-community public outreach meeting for residents of Concord and surrounding communities for the following week and will be inviting impacted Concord property owners who have additional questions about the mapping methodology and science to attend. We expect representatives from the Massachusetts Department of Conservation and Recreation (MA DCR) responsible for the State's Emergency Management response and STARR, the joint venture mapping contractor to the Federal Emergency Management Agency to attend this meeting and present information about how the maps and reports were prepared, the process of reviewing and changing data where appropriate, schedule for implementation, and some of the potential changes being discussed for flood insurance in a general manner. A separate notice of that meeting will be posted once it has been scheduled.

For more information Contact:            Marcia Rasmussen  
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